DESIGN AND ACCESS STATEMENT

for

PROPOSOED GARDEN OFFICE ANNEX

at

39 TORY, BRADFORD ON AVON, WILTSHIRE. BA15 1NN

July 2023.

Reason for application

Our work pattern has changed since the pandemic and we find that we are required to work from home much more. As Resuscitation Lead for RUH Hospital NHS Trust Bath; Roxane particularly needs private work space to conduct her confidential meetings; she has been asked to work more from home by her department at the hospital.

We have an old garden shed in very poor condition in our back garden of our Grade II property, and we would like to construct a small annexe to provide additional discrete work space as replacement structure.

Land use

The proposal uses the same site as current unsightly shed which is to be demolished, and sits within the garden area of the property.

Site

The site is not visible from any public road and in very limited view from a public foot path 4.0m directly below the garden east boundary (see drawing #-08/1). The western boundary directly behind the annex is screened by 4.0m conifers in the neighbouring garden (see drawing #-04), with timber fence (1.0m) to the south boundary (see drawing #-02) so will not overlook or overshadow any neighbours. We have discussed our proposal with our neighbour; who is supportive of the scheme as he would prefer a small annexe to the current shed.

The Councils Core Strategy Policy CP58 requires that 'the designated heritage assets and their settings will be conserved and where appropriate enhanced': this proposal will not affect the Grade II listed building asset in any way and certainly enhances the setting as compared to the existing shed (see #-08/2).

Access to the annex is via the private garden only; so does not impact any public or infringe neighbours access.

Design and layout

The proposed annex will be 0.9m wider and 0.6m higher than the existing shed (see drawings #-00 existing and #-01 East elevation); so the scale is suitable to the site, additional visual mass is very limited. The rendered exterior finish is chosen to provide maximum durability and weather hardiness, whilst the subtle colour will reflect and compliment the Bath stone of the main house. Construction is entirely of insulated structural timber panels under a seamless EPDM sheet; with high quality grey aluminium bi-fold doors (east elevation) and window frames (north and south elevations).

CONCLUSION

The proposal was considered acceptable in principle at PREAPP stage. We have taken into account the requirements and suggestions within the PREAPP responses and stayed within Council and National planning policy parameters. We have considered the site and appearance, materials and access for the proposal and sympathetically blended and referenced it with the existing listed buildings nearby and conservation area in which the annex will sit.